Return To:
Advantage Title And Escrow, Inc
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217 1e81e

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1035702 DEEDWARR
08/08/2023 09 17 03 AM 3 pgs
Fees $18 00 Taxes $2,590 00

20230808-0061281

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$700,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
4th DAY OF August, 2023.

NOTARY PUBLIC
MY COMMISSION EXPIRES
(AFFIX SEAL)

VICTOR HAZELWOOD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER	SEND TAX BILL TO	
Wilmer A. Molina AND Farida Y Mejia ~~12477 Old Hickory Blvd~~ ~~Antioch, Tennessee~~ ~~37013~~	New Owner 1604 Chestnut Oak Drive Antioch TN, 37013	MAP 064 GROUP 00 0 PARCEL 153.00

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Mark King and Jo Anne King, husband and wife

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Wilmer A. Molina and Farida Y. Mejia, Husband and Wife

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows To wit

Certain parcels of land in Davidson County, State of Tennessee, described as follows:

Tract I:
Map/Parcel 164 153.00

Land in the 2nd, formerly 3rd Civil District of Davidson County, Tennessee, and being part of Lot No. 51 in the Cimarron Subdivision, not of record and described according to a survey made by T.R. Sanford, dated December 20, 1962, as follows:

Beginning at a point in the center line of Old Hickory Boulevard, at the northeast corner of the property in question; thence leaving said Boulevard, South 2 ½ deg. West 310 feet; thence in a westerly direction 158 feet to a point; thence with a fence line, North 2 ½ deg. East 290 feet to a point in the center line of Old Hickory Boulevard; thence with the center of the same, easterly 180 feet to the point of beginning.

Being the same property conveyed to Mark W. King and Jo Anne J. King, husband and wife, by Deed from the Estate of Glen Wilbur Patterson, dated September 9, 1999 and filed of record October 5, 1999 in Book 11689, Page 228, Register's Office for Davidson County, Tennessee. (for value or consideration of $70,000.00) Glen W. Patterson has since died leaving Last Will and Testament of Glen Wilbur Patterson (one and the same as Glen W. Patterson) of record at Docket No. 99P-154, of the records of the Probate Court for Davidson County, Tennessee. Ona Fay Patterson, Executrix of the last Will and Testament of Glen Wilbur Patterson conveys the subject property pursuant to the terms of Paragraph 4 of said Will which granted a first right of refusal for the purchase of the said property to Ginger Faye Patterson. Said First Right of Refusal having been waived according to waiver attached hereto Book 11689, page 228, said Registers Office, and made a part hereof as though copied herein verbatim.

Being the same property conveyed to Glen W. Patterson, married, by Warranty Deed from Gregory M. Pack and wife, Judy L. Pack, dated May 15, 1995 and filed of record May 19, 1995 in Book 9676, Page 829, Register's Office for Davidson County, Tennessee. (for value or consideration of $60,000.00)

Being the same property conveyed to Gregory M. Pack and wife, Judy L. Pack, by Deed from Associates Financial Services Company of Tennessee, Inc., dated November

9, 1989 and filed of record November 14, 1989 in Book 7983, Page 470, Register's Office for Davidson County, Tennessee. (for value or consideration of $18,000.00)

Tract II:
Map/Parcel 164 154.00

Being a part of Lot No. 51 on the Map of Cimarron Subdivision of the Isaac Whitworth Property, not of record, described as follows:

Beginning at a point in the center of Old Hickory Boulevard, said point being the common corner of Lots Nos. 51 and 52 of said subdivision, said point being 875 feet, more or less, from the center of Old Murfreesboro Road and now the common corner of W.B. Burkitt and Charles A. Reed as established by the Chancery Court by order dated 9/5/79; thence in a southerly direction with the boundary line of Reed and Burkitt, 456.3 feet to a concreter marker, which the southeast corner, thence in a westerly direction 79 ½ feet, more or less, to a point which is the common corner of Burkitt and Kent, thence in a northerly direction 418 feet, more or less, the boundary line of Burkitt, Kent and Edwards, to a point in the center of Old Hickory Boulevard; thence along the center of Old Hickory Boulevard 81 feet, more or less, in an easterly direction to the point of beginning.

Being the same property conveyed to Mark King and wife, Jo Anne J. King, by Warranty Deed from Judy Pack N/K/A Judy Butler, dated November 24, 1999 and filed of record November 14, 2002 in Instrument No. 20021114-0141223, Register's Office for Davidson County, Tennessee. (for value or consideration of $5,000.00)

Being the same property conveyed to Greg Pack and wife, Judy Pack, by Warranty Deed from J.D. Hare and Joyce H. Cravens and husband Dwayne Cravens, dated October 24, 1991 and filed of record October 25, 1991 in Book 8471, Page 595, Register's Office for Davidson County, Tennessee. (for value or consideration of $6,000.00) Further conveyed by Quitclaim Deed to Judy Pack now known as Judy Butler, dated November 29, 1999 and filed of record November 14, 2002 in Instrument No. 20021114-0141222, said Register's Office. (for value or consideration of $0.00)

Being part of the same property conveyed to J.D. Hare and Joyce H. Cravens, tenants in common, dated June 6, 1989 and filed of record June 7, 1989 in Book 7859, Page 856, Register's Office for Davidson County, Tennessee. (for value or consideration of $22,800.00)

Tacts one and two have now been combined into one parcel for tax purposes being now known as Map and Parcel 164 00 0 153.00, said Davidson County Assessor of Property.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. CODE 206-2-301-307, A,B AND D, or other similar statute therein.

This conveyance is made subject to the following

1) 2023 taxes and subsequent years
2) Easement for pipeline as shown and of record in Instrument No 20230803-0059877
3) Nashville Gas Easement of record in Book 5897, page 203
4) TVA Power Line Easement of record in Book 437, page 43
5) Any and all restrictions, conditions, and easements of record

This is improved property known as **12477 Old Hickory Boulevard, Antioch, Tn 37013.**

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

WITNESS my hand and official seal at office this 4th day of August, 2023.

Mark King

Jo Anne King

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Mark King and Jo Anne King, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand, at office, this 4th day of August, 2023.

NOTARY PUBLIC

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My Commission Expires
February 21, 2027

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027